

# MISSION PLAZA COMMUNITY ASSOCIATION

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APRIL 2009

NEWSLETTER

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**MONTHLY BOARD MEETING** – The Monthly Board Meeting for March is scheduled for Tuesday April 21, 2009 at 7:00 PM and will take place in the Club House. All Mission Plaza homeowners are invited and encouraged to attend. Coffee and cookies, provided by the board, will be available beginning at 6:30 PM. The agenda for the Meeting is:

- |    |                                |     |                                     |
|----|--------------------------------|-----|-------------------------------------|
| 1. | Call to Order - Announcements  | 7.  | Discussion regarding Dog Run / Park |
| 2. | Approval of Minutes            | 8.. | New Business                        |
| 3. | Financial Report               | 9.. | Correspondence                      |
| 4. | Management & Committee Reports | 10. | Delinquencies                       |
| 5. | Old Business                   | 11. | Adjournment                         |
| 6. | Homeowners Open Forum          |     |                                     |



A request from some Mission Plaza homeowners has been submitted to the Board of Directors asking that the current sand volleyball court [or other suitable area] be converted into a dog run area for those dog owners at Mission Plaza. The Board will discuss this during the regular April HOA / Board meeting and all homeowners will be given the opportunity to be heard and express their opinions [either in favor of or against]. Discussion [and possible action by the Board] will take place just after the general homeowners open forum part of the meeting. Depending on the number of homeowners that want to be heard, we may need to limit the amount of time that each person will have to discuss their position and feelings on this subject.

**POOLS AND SPAS** - Construction work on the main pool and spa [which will bring this pool into compliance with the Virginia Graham Baker Pool and Spa Safety Act] is scheduled to begin on April 8<sup>th</sup> and is expected to take 2 to 3 weeks to complete. We are optimistic that this pool and spa will be again open and available for use by the beginning of May. Upon completion of the work on the main pool, the Board will be working on getting bids for the retrofitting of the center pool and spa and the small pool in the phase 2 part of the complex.

We realize that the closing of the pools and spas has been an inconvenience to the homeowners and residents at Mission Plaza and we thank you for your patience.

PLEASE DO NOT JUMP OVER THE FENCES TO USE THE POOL OR SPA AREAS DURING THE TIME THAT THEY ARE CLOSED AND POSTED. Anyone who is observed to be inside the pool or spa areas will be considered a trespasser [even if you are not swimming or using the spa] and appropriate action will be taken.

**NEW BOARD MEMBER** - Please welcome Jerri McCollum to the Board of Directors at Mission Plaza. Jerri will complete the unexpired term of Jim Bachelor who recently resigned. Jerri is a long time resident at Mission Plaza and has been a very involved homeowner on several projects in the past several years. We are looking forward to Jerri's continued involvement and input in the coming months.

**SECURITY** – Heritage Security is our new guard and patrol service at Mission Plaza providing security patrol every evening of the week. If you need to contact the security guard on duty please dial 619 – 379 – 6960. If you are unable to reach the patrol person after several attempts, please call the duty supervisor at 619 – 843 – 2776.

Although the area in and around Mission Plaza has a relatively low crime rate in relation to other parts of Mission Valley always be on the lookout for unusual activity and never leave anything valuable on your patios or in your vehicles.

During the month of April, we are planning to set up a general “town hall” meeting for all owners and residents to discuss security issues in general. Heritage Security management personnel will be available and we are hoping to have a representative from the San Diego Police available to talk about ‘Neighborhood Watch Programs’. The date and time of this meeting will be posted once the arrangements are finalized.

**SATELLITE DISHES** – We have noticed some damage to roofs as a result of improper installation [or removal] of Satellite dishes in various buildings at Mission Plaza. If you are going to have a satellite dish installed or removed, please have the work done by a professional who is trained in this type of work. Any damage requiring repairs to the roofs or walls of the buildings that is a result of improper

installation or removal of these items will be billed back to the homeowner.

If your installer has any questions as to what is needed or the proper method of installing your satellite dish, please have them contact Howerton Management for additional information and instructions.

**CC&R's** - We still have not received enough ballots for the new and revised CC&R's to be allowed to open, count,

and publish the results. If you have not yet cast your ballot [either in favor of or against] we urge you to do as soon as possible. A copy of the proposed new CC&R's is available on the Mission Plaza website.

If you have not yet cast your ballot and need a replacement ballot, please contact Howerton Management and one will be provided.

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#### **MONTHLY REMINDERS**

**SECURITY** – HERITAGE SECURITY is our on site security service which provides patrol service throughout the complex during the evening hours. If you need to contact security, the officer on duty can be reached at 619 – 379 – 6960. If you are unable to reach the patrol person after several attempts, please call the duty supervisor at 619 – 843 – 2776. In the event of an emergency requiring medical attention or fire, please **DIAL 911**.

**RED PERMIT PARKING HANG TAGS** - Remember that the current RED PERMIT PARKING HANG TAGS that are assigned to each unit in the complex will remain valid and useable throughout 2009. Although these tags show an expiration date of December 31, 2008 – they will be valid and honored until December 31, 2009. Security has been informed of this and vehicles displaying a valid red hang tag that are parked in a Permit Only space will not be towed. If the number on your tag has faded, use a black 'sharpie' pen so that the tag number is more clearly visible from the outside of the vehicle.

**WATER SHUT OFF** – Elective, non emergency work and maintenance that is being done in your unit that requires the water to be shut off should be scheduled only on Wednesdays and Thursdays between the hours of 9:00 am and 3:00 pm. These are the days and times that have been reserved for water interruption. Also, remember to notify Howerton Management not less than 48 hours prior to the work being done so that shut off notices can be distributed to all affected homeowners and residents.

**PARKING LOT and CARPORT SWEEPING** - Carport and parking lot sweeping is done on the 3<sup>rd</sup> Thursday of each month. The time of the day that this is done varies somewhat from month to month so remember to make sure that the windows and doors to your parked vehicles are tightly closed or your vehicle moved from Mission Plaza property while this cleaning is done.

**ON SITE PERSONNEL** – Remember that all on site personnel [maintenance, housekeeping, landscaping, etc.] are given their work orders and daily instructions from Howerton Management. These people are not allowed to do individual tasks in homeowners units without instruction from the Management Company. Please do not request them to perform any work in your individual units or specific functions in the common areas. This applies to the permanent regularly scheduled on site personnel as well as contracted personnel such as plumbers, roofing contractors, etc.

**REQUESTS and COMPLAINTS** – Send all requests and complaints to Howerton Management Services in written form. Sending this information in writing ensures that both parties have documentation to show at a later date should it become necessary. Howerton Management is located at:

Howerton Management Services  
7250 Clairemont Mesa Blvd.  
San Diego, CA 92111  
858 – 569 – 1793 Phone  
858 – 569 – 2005 Fax  
[www.howertonmgt.com](http://www.howertonmgt.com) website

Please do not contact individual board members with these requests or complaints. They must be sent to Howerton Management for handling and consideration.

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#### **MISSION PLAZA COMMUNITY ASSOCIATION – MANAGEMENT AND PERSONNEL**

##### **BOARD OF DIRECTORS & OFFICERS**

Mike Donovan	Vice President
Gary Garcia	Director at Large
Judy Gibb	Secretary / Treasurer
Darrell Hitzemann	President
Jerri McCollum	Director at Large

##### **ON SITE LIASION**

Bernard Boatwright

##### **HOWERTON MANAGEMENT:**

Brad Maroney  
858 – 569 – 1793 [Phone]  
858 – 569 – 2005 [Fax]  
[www.howertonmgt.com](http://www.howertonmgt.com)

##### **HERITAGE SECURITY:**

Guard Phone 619 – 379 – 6960  
Duty Supervisor 619 – 843 – 2776

##### **WEBSITE:**

[www.missionplaza.org](http://www.missionplaza.org)